

JAMES SELICKS

58 OAKLAND AVENUE

RUSHEY MEAD, LEICESTER LE4 7SF

GUIDE PRICE: £325,000



Positioned on a substantial plot on this quiet, "no through" road, an extended and spacious detached bungalow requiring full upgrading and modernisation, thought suitable for substantial redevelopment, subject to the necessary planning consents.

Porch • entrance hall • sitting room • breakfast kitchen • three bedrooms • refitted shower room • inner hall • first floor attic room • front lawned gardens • deep lawned rear gardens • EPC - F

Location

This popular suburb offers a good variety of amenities with shopping and schooling including the Rushey Mead Academy is very close and (rated outstanding by Ofstead 2022). A large Sainsburys is nearby and a variety of shops in Thurmaston and Syston. There are excellent transport links to the M1/M69 motorway networks via the A46 Western bypass, and the Birstall Nature Reserve and Watermead Park are just a few minutes' walk away.

Accommodation

The accommodation comprises a porch, a large entrance hall, sitting room, an extended breakfast kitchen with a range of eye and base level units, stainless steel sink, electric cooker, plumbing for washing machine and a door either side. To the ground floor are three double ground floor bedrooms and a refitted shower room with a white three piece suite. An inner hallway houses a staircase leading to a first floor attic room, thought suitable for conversion.

Outside

To the front are lawned gardens and to the rear are deep lawned gardens with mature trees.

Tenure : Freehold. **Local Authority :** Leicester City Council, **Tax Band :** B
Services: Offered to the market with all mains services and gas central heating.





Leicester Office
 56 Granby Street
 Leicester
 LE1 1DH
 0116 2854554
 info@jamesselicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

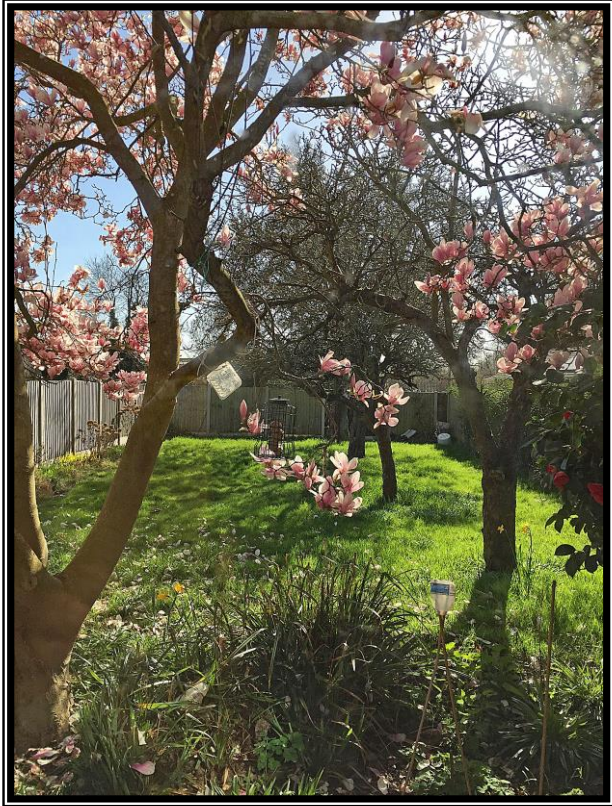
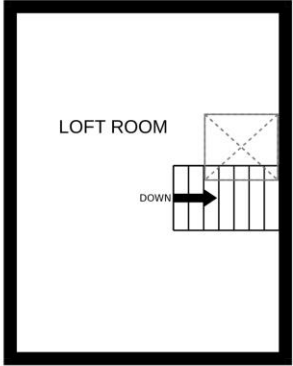
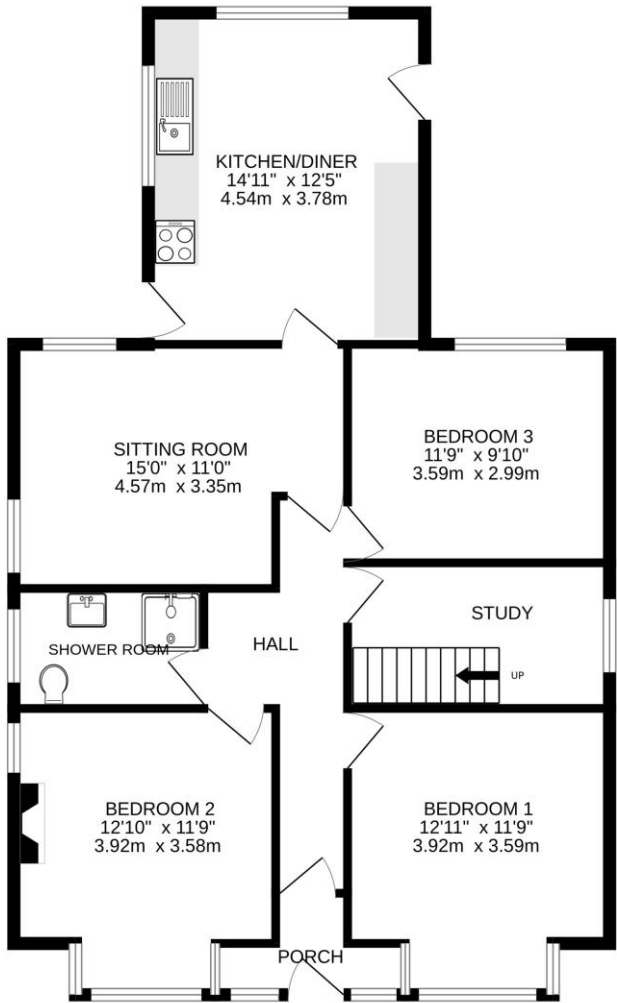
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



58 Oakland Avenue, Rushey Mead, Leicester LE4 7SF

**Total Approximate Gross Internal Floor Area
 951 SQ FT / 88 SQ M**

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		31
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	